

SO ORDERED.



**TIFFANY & BOSCO**  
P.A.

**2525 EAST CAMELBACK ROAD  
SUITE 300**

**PHOENIX, ARIZONA 85016**

**TELEPHONE: (602) 255-6000**

**FACSIMILE: (602) 255-0192**

**Dated: December 28, 2010**

A handwritten signature in black ink, appearing to read "Redfield T. Baum", is written over a horizontal line.

**REDFIELD T. BAUM, SR  
U.S. Bankruptcy Judge**

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

10-30800

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:

Enrique P. Rios and Ana Rios  
Debtors.

U.S. Bank National Association, as Trustee for  
BAFC 2007-1

Movant,

vs.

Enrique P. Rios and Ana Rios, Debtors, William E.  
Pierce, Trustee.

Respondents.

No. 2:10-bk-33483-RTBP

Chapter 7

ORDER

(Related to Docket #11)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated October 13, 2006 and recorded in the office of the  
3 Yavapai County Recorder wherein U.S. Bank National Association, as Trustee for BAFC 2007-1 is the  
4 current beneficiary and Enrique P. Rios and Ana Rios have an interest in, further described as:

5 LOT 3696, VERDE VILLAGE UNIT SEVEN ACORDING TO THE PLAT OF ECORD IN  
6 BOOK 15 OF MAPS, PAGES 43 AND 44, RECORDS OF YAVAPAI COUNTY, ARIZONA.  
7 EXCEPT ALL OIL, GAS, COAL AND MINERALS AS RESERVED IN DEED RECORDED  
8 IN  
9 BOOK 145 OF DEEDS, PAGE 214, ECORDS OF YAVAPAI COUNTY, ARIZONA.  
10 ALSO EXCEPT ALL OIL, MINERALS, ORES AND METALS  
11 RESERVED IN DEED RECORDED IN BOOK 187 OF DEDS,  
12 YAVAPAI COUNTY, ARIZONA.  
13 OF EVERY KIND, AS  
14 PAGE 331, RECORDS OF  
15 which

16 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written  
17 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
18 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
19 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
20 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

21 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
22 to which the Debtor may convert.  
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24  
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